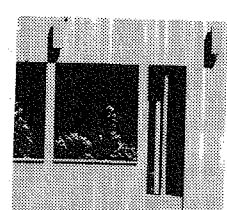
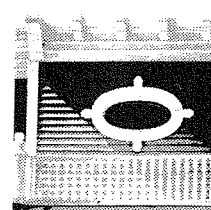
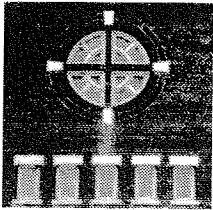


# DISTRICT 8 PLAN

Adopted by Saint Paul Planning Commission 11-30-79  
Adopted by Saint Paul City Council 4-10-80



## SUMMARY

### PREMISE

Diversity is the hallmark of District 8. The challenge is to foster the current trend toward improvement without destroying the character and diversity of the community. This District 8 Plan, a step in meeting this challenge, was initiated by the District 8 Council in 1978. It is based on many past plans and on the input of community residents.

The Plan identifies recommendations to the extent that they were brought out during community meetings and discussions with Summit-University residents, representatives from community organizations, and city agencies.

### MAIN POINTS

1. This Plan emphasizes physical development.
2. Housing is the single most important issue addressed in the plan. This concern includes both the condition of the structures and the availability of housing options for those who wish to live in District 8.
3. The plan generally aims for better utilization of existing services and facilities, rather than recommending more of everything.

### MAJOR RECOMMENDATIONS

1. Implementation of a communications strategy which will include all of Summit-University's diverse groups.
2. Finish existing projects, i.e., Central Village and Marshall-Webster.

3. Reoccupy vacant land and buildings.

4. Utilize an improvement strategy which would take action simultaneously in a three-pronged approach:

(a) Maintain and monitor new and stable areas (mainly around the perimeter of Summit-University) through priority for code enforcement, housing maintenance assistance, and public facilities maintenance.

(b) Heavy investment in the priority areas and along Selby Avenue through public improvements and marketing to attract developers, along with technical and financial assistance.

(c) Assist transitional areas without displacing renters and low-income home owners through home purchase programs and home improvement loans.

5. Give priority to loans and grants in these areas:

(a) Between Chatsworth, Selby, St. Albans, and Iglehart;

(b) North and east of Marshall-Webster Magnet School; and

(c) Between University, Marion, Hanover Apartments, and Western.

6. Provide a housing information service geared to conditions and needs in District 8.

7. Create and implement an economic development program for Selby Avenue.

8. Develop citywide maintenance priorities for parks and see that this standard is set.

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## CREDITS

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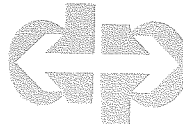
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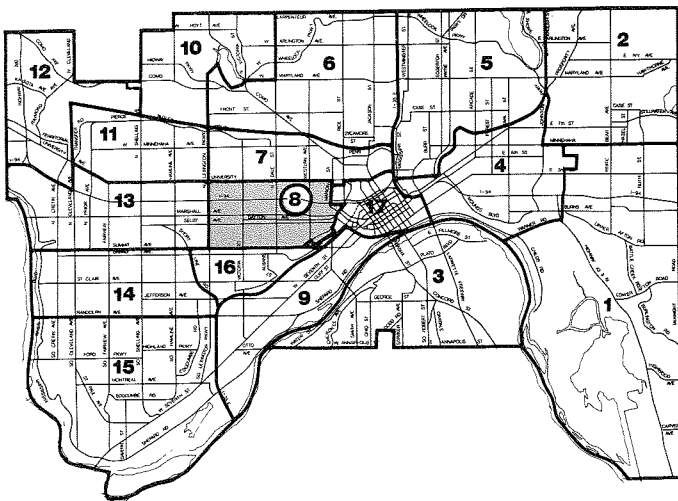
## INTRODUCTION

### DISTRICT COUNCIL AND CITIZEN INPUT

District 8 Planning Council is one of 17 district councils in St. Paul established by the city as a tool for citizen participation in such areas as zoning, implementation of federal programs, redevelopment, use of public land, and other city agency functions as they relate to District 8. The primary functions of the District 8 Planning Council are physical and economic development of the Summit-University area; i.e., Code Enforcement, Transportation, Public Works, City Planning, PED, CD, and CIB Allocations. Whereas the District 8 Planning Council is not a social agency, it encourages efforts by all agencies for the common good of the district.

The plan was developed by an ad hoc committee appointed by the District Council. They began meeting in May 1978 and submitted a draft to the District Council in April 1979. To inform neighborhood residents of the plan's contents, the District Council had all the recommendations published in the May 1979 Summit-University Free Press.

**District Location Map**



### BACKGROUND

This plan is primarily a physical development plan. We recognize, however, that physical development is largely a reflection of the district's economic and social climate. The plan's major goals are:

1. The social, cultural, and economic diversity in District 8 will continue to be supported, maintained, and respected.
2. The growth and expansion of commercial activity along University and Selby Avenues should continue.
3. A major program of improved-yet-affordable housing will be developed and implemented throughout Summit-University.

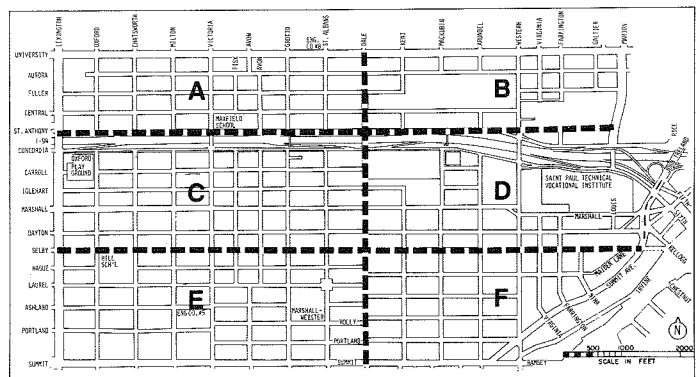
How are these goals to be achieved? We recommend a two-prong strategy: (1) Physical improvements--coordinated use of public and private investment; and (2) Communications--get the various interests within the district talking and working with each other.

### RELATING TO PAST IMPROVEMENTS

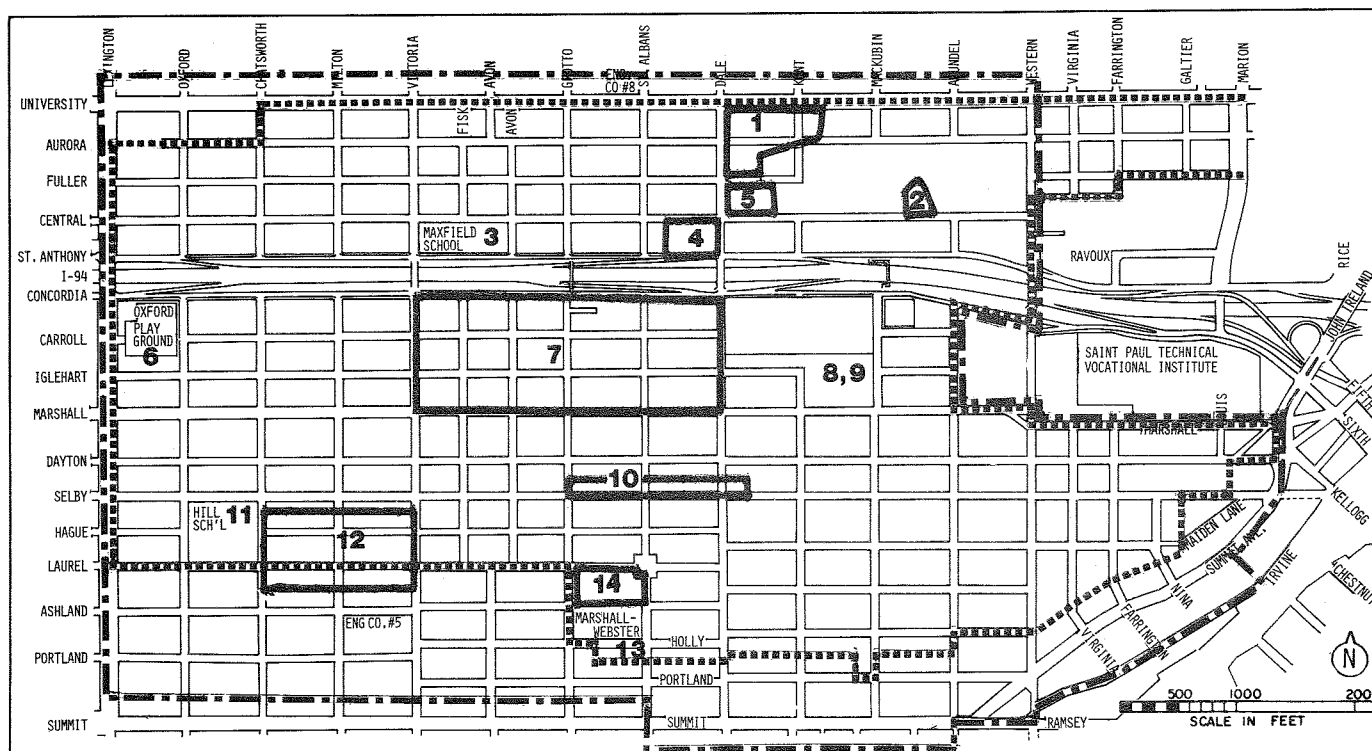
How is this strategy different from earlier plans? Urban renewal emphasized eliminating blighting influences. This meant tearing down a lot of buildings. Model Cities emphasized social service and economic development projects. Earlier plans said the public sector had the primary (if not the sole) responsibility for physical development. This included housing.

These past plans accomplished a great deal. Figure A shows major projects built between 1971 and 1978. In addition, most streets in the district were paved during this period.

**Subdistricts**



**Figure A Development Projects, 1971-78**



----- Model Cities Boundary

----- Un-Going Renewal Project Area N.D.P.

1. HELP Commercial Center
2. N.E. Quadrant Park Improvements
3. Maxfield School
4. St. James Church Area Redevelopment
5. Head Start Child Development Center
6. Oxford Playground & Pool
7. St. Albans Identified Treatment Area
8. Model Cities Health Clinic
9. Martin Luther King Center
10. Selby Avenue Acquisition
11. Hill Elementary School
12. Concentrated Rehabilitation Area
13. Marshall-Webster Magnet School
14. Marshall-Webster House Moving and Site Development

## PHYSICAL DEVELOPMENTS

### Objectives

A. Agree on district-wide improvement strategy.

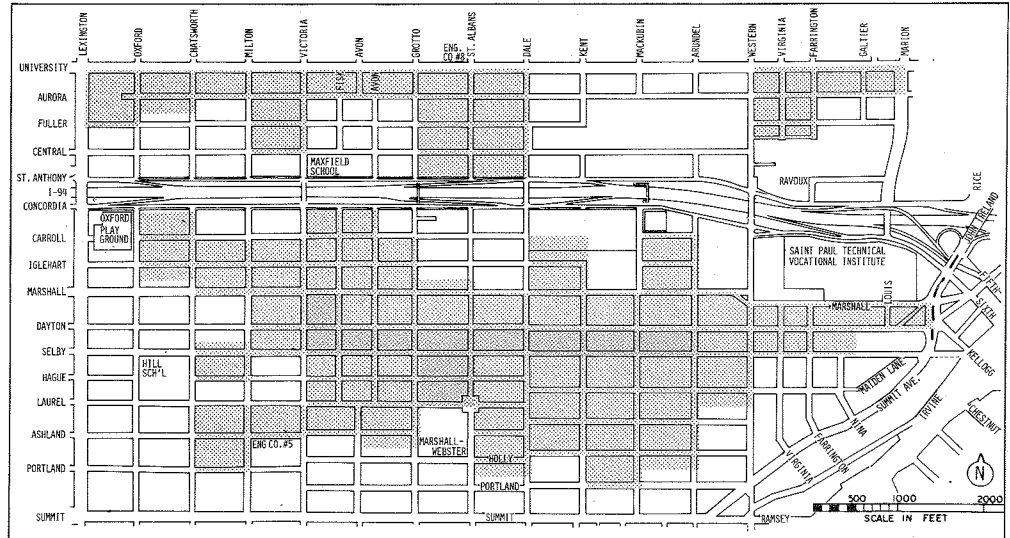
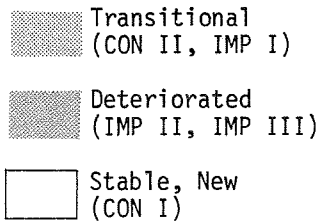
B. Get the necessary public and private commitments to implement the improvement strategy.

### Improvement Strategy

Figure B identifies the new, stable, transitional, and deteriorated areas in the district and relates them to the city's Residential Improvement Classifications. Generally speaking, most areas have not changed substantially, except for areas of new development. There has been a shift in the transitional areas: rather than changing for the worse, they are turning around and changing for the better. Rough edges and spots still remain, even in the "restored area" of Ramsey Hill. Activity in Summit-University has been occurring simultaneously and, therefore, the response to area conditions must be implemented in all areas simultaneously.



**Figure B Condition Classifications**



In this way, stable and new areas would not be allowed to deteriorate. Since the deteriorated area has "bottomed out", the strategy should shift from the conventional wisdom which says that investing in deteriorated areas is a waste of money, to realizing that with an influx of private and public investment the area can begin to contribute to the improvement of the district and the city as a whole. The investment in the deteriorated area will also encourage continued private investment in and improvement of the transitional areas. The transitional areas are improving, and this strategy will encourage this trend to continue.

*1. The District Council should begin to work with the city, private organizations and area residents to implement the improvement strategy in the various areas identified in the district (Figure B) as follows:*

- (a) Maintain and monitor new and stable areas through priority for code enforcement, housing maintenance assistance, and public facilities maintenance;*
- (b) The city is responsible for public and private investment in the priority areas along Selby Avenue, public improvements, marketing the area to attract developers, and providing technical and financial assistance; and*
- (c) Assist transitional areas without displacing renters and low-income property owners through home purchase programs and home improvement loans.\**

*The recommendations in this plan are numbered and italicized.*

#### **Public-Private Coordination**

The need for public-private coordination is based on the issues of vacant land and low cost housing. District 8 has more than 100 acres of vacant land. Much of it is owned by the city. Much of it is along Selby Avenue. How the vacant land will be used requires both public and private investment decisions. Property values in District 8 are spiralling. It used to be that a low income household could easily find a home to buy or rent. This is no longer the case. Without a strong commitment from the public and non-profit sectors, the already built subsidized units will be the only moderate cost housing left. In the past this would have been regarded simply as a public responsibility. However, the amount of public money available for housing is decreasing and demands upon it are increasing. Therefore, we need commitments and support from the private sector.

In District 8 there are 20 churches, 6 schools and about 60 social service agencies. The non-profit sector must play an important role in public-private partnerships in District 8. Table 1 shows some of the activities that the public, private and non-profit sectors can undertake.

Recommendations for physical improvements are spelled out in the following chapters of this plan.

TABLE 1  
PUBLIC, PRIVATE AND NON-PROFIT DEVELOPMENT ROLES

PUBLIC	NON-PROFIT	PRIVATE
Streets & Sidewalks	Social Services	Housing
Lighting	Housing	Rehabilitation
Sewers	Off-Street Parking	Commercial Rehabilitation
Schools	Urban Design	Commercial & Industrial Development
Parks		Off-Street Parking
Transportation		
Financing		

## COMMUNICATIONS

Communication is a serious problem in District 8. We are a diverse community and people have many different backgrounds and values. Communication doesn't come easily. District 8 Council should be a part of the solution.

### Objectives

A. Help publicize neighborhood programs and special events in the local media.

B. Sponsor workshops on housing, business and other concerns.

C. Develop a method for the diverse population of the district to get together and explore ways of working together while maintaining respect for one another's life-styles and values.

### Local Media

There is a variety of cultural and recreational events throughout the district. Many of these events are not as well attended as they might be because many residents are not aware of them. Greater use of local media (such as local newspapers, church and neighborhood group newsletters, etc.) could increase participation. In addition, local media such as neighborhood newspapers would be an ideal way to spread information on where to get help and how to get things done. Stories about people who have successfully fixed up their home, completed their education, started a business, turned their apartment building into a co-op, etc., would be helpful. Articles on home crime and fire prevention and other options to help solve residents' problems could be disseminated. Many of the public and semi-public institutions within the district receive requests for information unrelated to their specific purpose.

2. The District Council should organize a method of collecting information for a monthly calendar of events and distribute this calendar through the local media.

3. The District 8 Council should encourage providers of programs and special opportunities to announce or advertise in the local media.

4. The District Council should encourage the covering of success stories of local people and other informative stories by the local media.

5. The District Council should work with social service agencies in the district to share information about programs and services which would enable them all to better answer telephone inquiries.

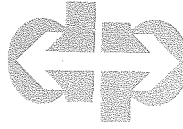
### Workshops

There are many programs to serve the residents of District 8. Some examples include housing opportunities for various groups of people, crime watch block clubs, opportunities to start businesses, etc. Discovering these opportunities and how to take advantage of them can be difficult. In addition, many residents have knowledge and skills that could be helpful to other residents.

6. The District Council, in conjunction with other agencies in the district, should sponsor workshops. Financing for home purchase or rehabilitation, starting a business, etc., and how-to-do-it sessions on home repair are possible topics.

### Respect for Diversity of Residents

Some of the difficulties District 8 is experiencing are related to the friction between the area's newcomers and the residents who have lived in the district a longer time. There are racial, economic, cultural and value differences between these groups, and some of the "old timers" believe that the "newcomers" want to drive them out and make District 8 a middle-class suburb in the city. Whether or not this perception is accurate, the best way to resolve this problem is to face it head on and to facilitate communication among all of the different groups in the district.



## PHYSICAL PLAN

### LAND USE

#### Objectives

A. To maintain the residential character of District 8.

B. To encourage a mixture of commercial and residential uses along Selby Avenue.

C. To assure that zoning in Summit-University reflects existing land use.

D. To reduce off-street parking requirements for new development.

E. To resolve the parking issues around William Mitchell College of Law and St. Paul Technical-Vocational Institute.

#### Land Use Plan

District 8 existing land use patterns are shown in Table 2. At first glance, the proportion of vacant land (16%) seems in line with citywide figures. Most of the vacant land in St. Paul is difficult to develop (steep slopes, marshy, etc.), while most of District 8's vacant land once had buildings on it and is suitable for development.

TABLE 2  
EXISTING LAND USE IN DISTRICT 8

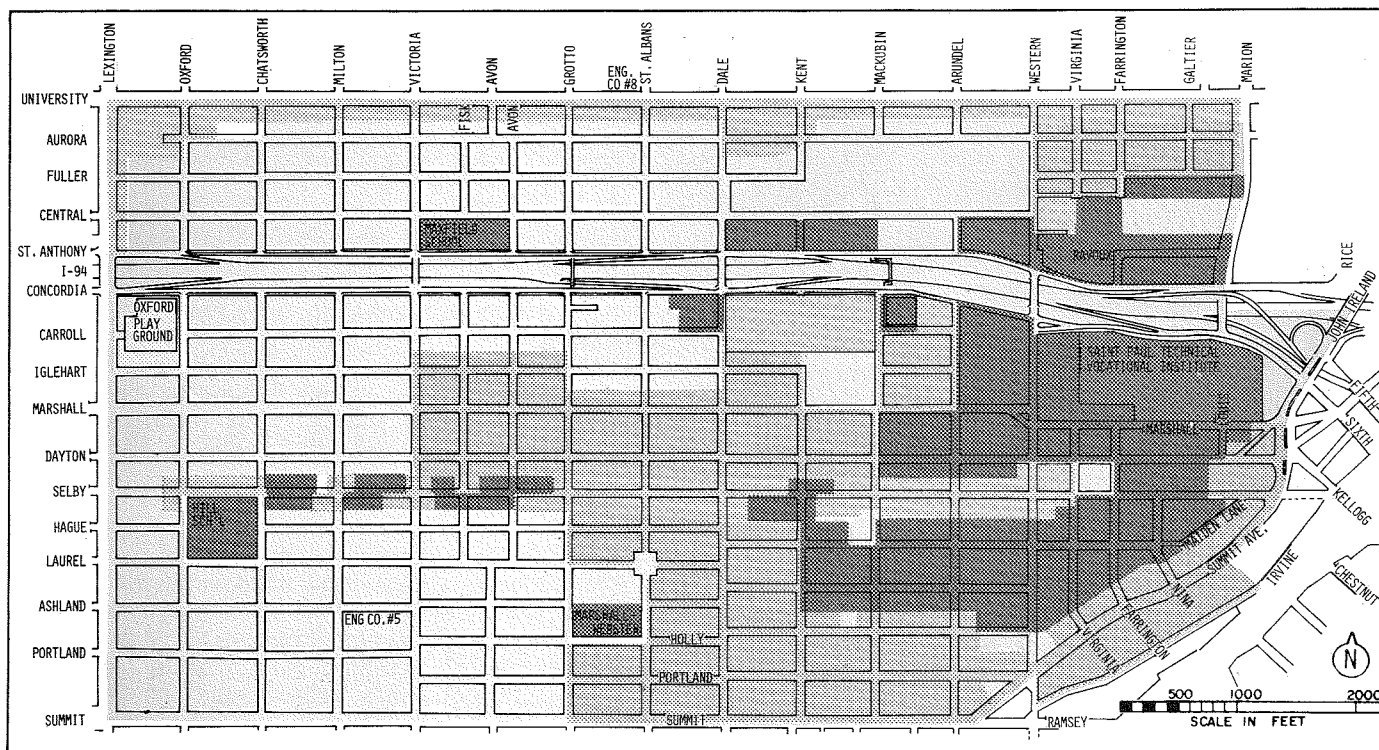
	Percent of Acreage
Residential	64
Semi-Public	18
Public & Open Space	8
Commercial & Industrial	6
Vacant	16

Source: St. Paul City Planning,  
1974 Land Use by District



7. The District Council should work out a method by which newcomers to the area can understand the values of the existing residents, so that the diversity in the area can be maintained and accommodated.

**Figure C Land Use Plan**



### Residential



Density	Types	Average units/acre
Low density	predominantly single family, some duplex	6-10
Medium density	single family, duplex some 2 or 3 story apts.	8-20
Medium-high density	predominantly 3-5 story apts., some high-rises, some single family and duplex	20-50

### Commercial

On Selby Avenue, commercial and medium-high density may become mixed, as when a shop owner lives above his/her store.

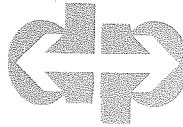
### Public Schools

NOTE: There are many semi-public uses in the district, but the land use plan does not note them. Instead, semi-public institutions are shown in the same use as the land which surrounds them. The plan suggests that the designated use should be considered if a change from the existing semi-public use ever occurs. The plan in no way recommends changing the current status of institutional uses.

### Public Parks

The Land Use Plan, shown in Figure C, primarily reflects existing uses. The stable low-density areas in the western part of the district are maintained. In the eastern section of the district, existing medium and medium-high density residential uses are maintained and new development of this type is encouraged. This split follows existing patterns. The Land Use Plan is also intended to guide new development. Selby Avenue is the major area of concern. Both Old Town Restorations, Inc. and the Selby Avenue Task Force (an ad hoc committee of the District 8 Council) have worked on the issue of Selby Avenue redevelopment. They agreed it should be a mixture of commercial and residential uses. To minimize conflict between commercial and residential development, commercial uses should be limited to Selby, extending neither north nor south of the alley lines. Along Selby, commercial uses will be clustered with medium-high density housing in between. The upper stories of commercial buildings may be used for either housing or office space.





### **Off-Street Parking Requirements**

The city Zoning Ordinance requires space for off-street parking which is out-of-keeping with Summit University's more dense pattern of development. This is particularly true of the requirements for new multi-family residential construction, where  $1\frac{1}{2}$  spaces per dwelling unit is required and new commercial development, where there must be one off-street parking space per 150-200 square feet of usable floor space. This suburbanese new development would clash with the existing inner city pattern that is already established. In an inner-city neighborhood, more people walk or take the bus to do their shopping, which also reduces the need for so much off-street parking.

There is a need for more off-street parking for businesses already located on Selby as well as for future commercial establishments. The possibility of using some of the vacant publicly-owned land for off-street parking should be studied. This is further discussed in the Economic Section of this plan.

*8. The District 8 Council should urge the Parking Commission and the Planning Commission to reduce the off-street parking requirements for new multiple family residential construction. We recommend the FHA standard of one off-street parking space per dwelling unit.*

*9. The District Council should urge the Parking Commission and the Planning Commission to reduce the off-street parking requirements for businesses to one space per 250 square feet of usable floor space.*

### **Parking Near William Mitchell and TVI**

Residents in the vicinity of William Mitchell College of Law are often unable to park near their homes because students take up all the available space on the street. Many of the homes in the area have no private garages or driveways. The possibility of a restricted parking zone needs to be explored.

*10. The District 8 Council should join the residents around the Law School and urge the city to create a neighborhood parking zone.*

When St. Paul Technical-Vocational Institute completes its expansion, there will be an increased need for parking. How will TVI respond to this need?

*11. The District Council should work with the Technical-Vocational Institute to find the most efficient ways to meet the need for additional parking without congesting residential streets or creating large surface parking lots.*

### **Summit Avenue Restrictive Residence Zone**

In addition to zoning, there are special regulations for Summit Avenue land use. Before the rest of the city was zoned at all, Summit Avenue was restricted to one and two family or institutional uses.

In July 1979 the City Attorney issued an opinion indicating that the Restrictive Residence Zone on Summit Avenue is no longer enforceable. That means the present city zoning is the only land use control on Summit Avenue.



*12. The District 8 Council should work with the city and interested individuals to monitor the status of the present Summit Avenue restrictive zone. The District Council should inform Summit residents of any changes which are contemplated.*

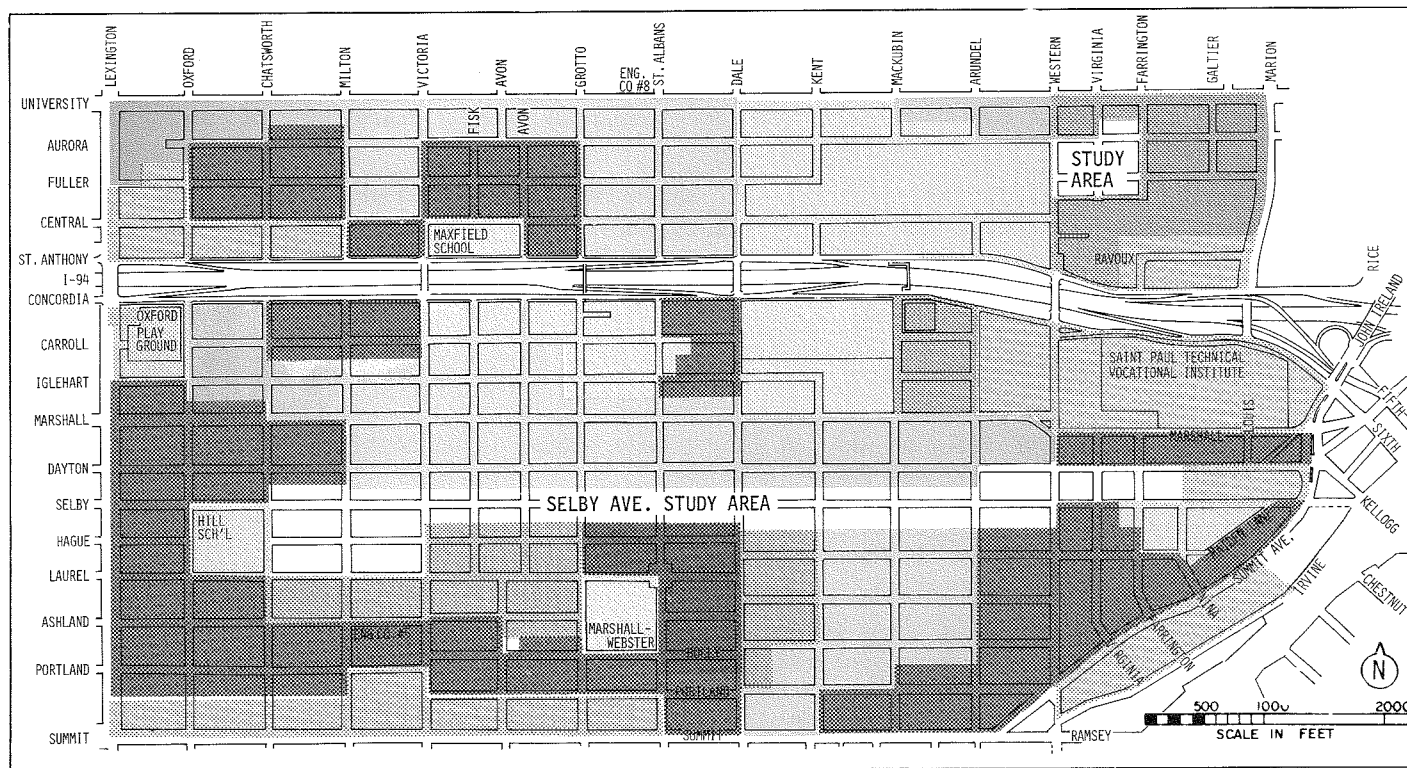
### **HOUSING Objectives**







A. To conserve and improve the existing housing stock.

B. To promote neighborhood diversity by providing housing options and opportunities for people of varied income levels and lifestyles.

C. To maintain a supply of rental units.

**Figure D Treatment Areas Classifications**



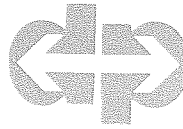
	<b>CON I</b>	Conservation I, routine Maintenance and spot repairs
	<b>CON II</b>	Conservation II, stronger forms of encouragement to owners to perform quick, needed repairs and continued maintenance
	<b>IMP I</b>	Improvement I, rehabilitation funds, public improvements, initiating maintenance routines
	<b>IMP II</b>	Improvement II, major rehabilitation funds, elimination of all blight in concentrated areas, public improvements
	<b>IMP III</b>	Improvement III, acquisition, clearance, rehabilitation loans and grants, redevelopment, etc.
	<b>ND</b>	New Development, area of recent or present construction

#### Improve Housing Stock

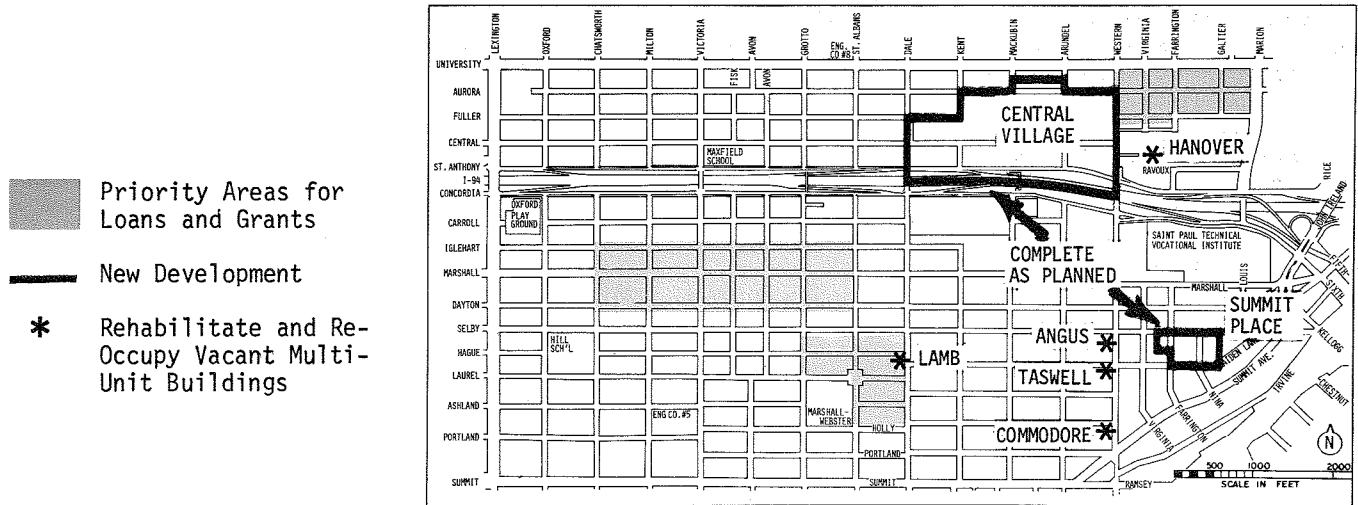
The city's "Residential Improvement Strategy", 1975, outlines a citywide plan. However, its analysis of District 8 is outdated. Figure D shows the classifications we believe are now appropriate. Who is responsible for doing these improvements? Primarily the property owner but the city can help.

Grants-in-aid and loans to low and moderate income residents, using public funds to leverage outside investment, providing information, housing code enforcement through the Certificate of Occupancy and Condemnation Orders and Zoning Code enforcement are ways the city can help.

While many of the houses in District 8 are too large to be economical as single-family units, illegal conversions (creating apartments without taking out a building permit) should be discouraged.



**Figure E Housing Recommendations**



13. Major housing recommendations (which can be mapped) are shown in Figure E. Housing conditions in District 8 are changing rapidly. The District Council should monitor housing conditions throughout the district and update the housing condition map from time to time.

14. The area bounded by Chatsworth, Selby, St. Albans, and Iglehart needs to be rehabilitated and should be a priority area for public loan programs (see Figure E).

15. Housing conditions are very poor in the area just north and east of Marshall-Webster Magnet School. To stimulate private residential investment, this deteriorated area should be considered as a target area for loans and grants (see Figure E).

16. The district should work with lending institutions who have shown a commitment to improving Summit-University to find ways of making financing more available for home buying and repair in the district.

17. The district, in cooperation with the city, should gather information on the extent to which insurance is unavailable or unreasonably expensive. The district should work with insurance companies who do provide reasonable insurance to area residents to encourage additional companies to charge more realistic rates.

18. To maintain the nine block area of older housing between University, Marion, Hanover Apartments, and Western, a project plan should be developed to resolve the land use and traffic conflicts.

19. The residents of District 8 should be wary of illegal conversions. They may wish to talk to the property owner and the building department when they notice an illegal conversion. Residents in Subdistricts E and F should be particularly watchful for this type of development.

20. When commercial development claims the remaining houses fronting on University Avenue, consideration should be given to moving these houses to other parts of the district, especially Subdistricts A, B and D.

21. Housemoves should be encouraged if: (a) the site is to be developed according to the district's plan; (b) an appropriate new site is found; (c) it can be done without undue delay; (d) the building can be safely moved; and (e) a financial program for the building's rehabilitation is worked out.

22. The District 8 Council should work with the other district councils and the city to encourage measures for a "greenlining program"--that is, to devise methods of attracting people to invest in areas of the city other than only those which are experiencing a current boom of resurgence. This would take some of the pressure off the relatively small areas where reinvestment is now occurring.

23. District 8 Council should encourage the rehabilitation and re-occupancy (where feasible) of vacant buildings in the district. Figure E shows the locations of large vacant multi-family buildings in the district.

24. District 8 Council should encourage the rehabilitation of the Hanover Housing project as a housing resource for low and moderate income households with priority given to previous residents who wish to return.

#### **Diversity of Residents**

Gentrification and displacement are issues in District 8. Gentrification is a process in which one social class quickly moves into a neighborhood which used to be occupied by another social class. Gentrification can be viewed as part of the solution to the problem of large old deteriorating housing. However, it creates another problem, displacement. Displacement is what happens to the earlier residents who are bought or forced out and cannot find satisfactory accommodations. Urban reinvestment is caused by a variety of demographic and market conditions and the best a neighborhood can hope to do is to shape and guide the process.

The percentage of St. Paul households considered inadequately housed (overcrowded or spending more than one-fourth of their income on housing) is 14%. Yet, only 8% of the city's housing is subsidized. Within District 8, 19% of the housing is subsidized.

25. Not all of District 8 is suitable for additional subsidized units. However, additional subsidized units may be appropriate if the following questions are answered to the district's satisfaction: (a) Is there not already a concentration of subsidized units in the area? (b) If the subsidized units are being developed for families, is there a provision for play space? and (c) How many subsidized units are being proposed relative to the number of private market units?

26. To retain inexpensive housing to buy or rent, the district needs a non-profit housing agency. Such an agency would purchase, fix, and sell or rent buildings in the district. The District Council should explore this proposal with some of the non-profit agencies already operating in the district.

27. District 8 should cooperate with other agencies in the neighborhood and with the city to provide housing information which includes, but is not limited to, the following: (a) counseling on housing market conditions in the face of spiraling house prices; (b) a clearinghouse for sharing how-to-do-it information between do-it-yourself rehabbers; (c) helping people with low incomes find housing alternatives within the district by providing information on the various assistance programs available and help in applying for and receiving this assistance; (d) serving as a match-maker to bring together households interested in establishing co-ops, developing townhouses or condominiums under the 235 program, or purchasing building materials or services as part of a large group; and (e) evaluating housing programs operating in the district.

28. The city should pass an ordinance requiring that renters be given the right of first refusal when their building is sold.

29. The District 8 Council should discuss with the owners of the 3.5 acres of vacant land at Milton and I-94 (the orphanage site) the possibility of developing the land as subsidized medium density (1-3 units) family housing.

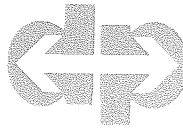
30. The district council should encourage the location of subsidized housing sites for the elderly near major bus lines and shopping areas (preferably with a grocery store and a drug store).

31. There is a concentration of elderly housing units in Subdistricts B and F. No additional subsidized housing for the elderly should be built there.

32. Central Village should be completed as planned.

33. Summit Place development should be completed as planned.

34. The city should encourage co-op housing development. This type of housing could assure that housing units for low and moderate income residents remain accessible to low income groups.



### Retain Rental Units for Low-Moderate Income Families

According to Polk Data, between 1973 and 1978 the number of housing units decreased 11.9%. The causes of this decrease are demolition, condominium conversion and deconversion (e.g., a ten unit rooming house is rehabilitated as a single family home). By comparison, the citywide units decreased 6% and the southeast part of District 8 decreased 16.9% in the same years.

It is becoming increasingly difficult for families with children to find affordable rental units. Many landlords do not rent at all to people with children.



The district wishes to encourage the continued existence of private rental units which are within HUD occupancy standards (not more than one person per room).

35. The District 8 Council should request that the state consider using tax penalties as a tool that would discourage landlords from discriminating against households with children.

36. District 8 Council should request the state to amend its human rights law to protect families with children from housing discrimination.

37. The city should support and encourage the use of substantial rehabilitation under the Section 8 program in order to ensure that some good quality rental units will continue to be available to low and moderate income renting households. For example, the vacant buildings to the north and east of Marshall-Webster Magnet School should be rehabilitated as subsidized rental units.

### TRANSPORTATION

#### Objectives

A. To improve street and sidewalk surfaces.

B. To retain the main through-streets as designated in the city Street and Highway Plan and discourage through-traffic on local streets.

C. To improve bus service through the district.

D. To improve transportation services for the elderly.

#### Streets and Sidewalks

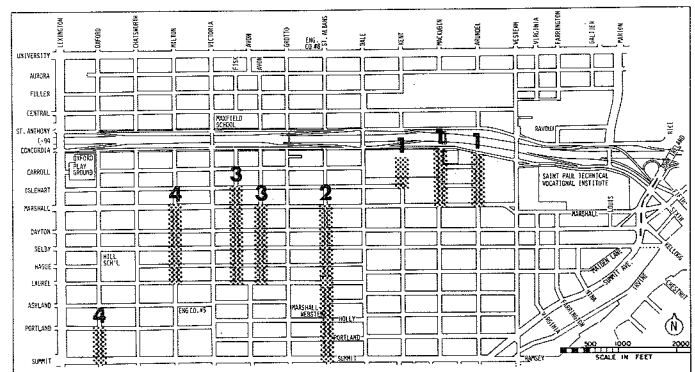
The surface on Selby Avenue is in poor condition. Traffic volume will rise as traffic is diverted at Victoria from Dayton and Marshall to Selby, which will cause additional wear and tear on the street.

38. Comprehensive Selby Avenue street improvements should be coordinated as much as possible with redevelopment along the street. However, if redevelopment does not proceed quickly, repair work must be undertaken anyway.

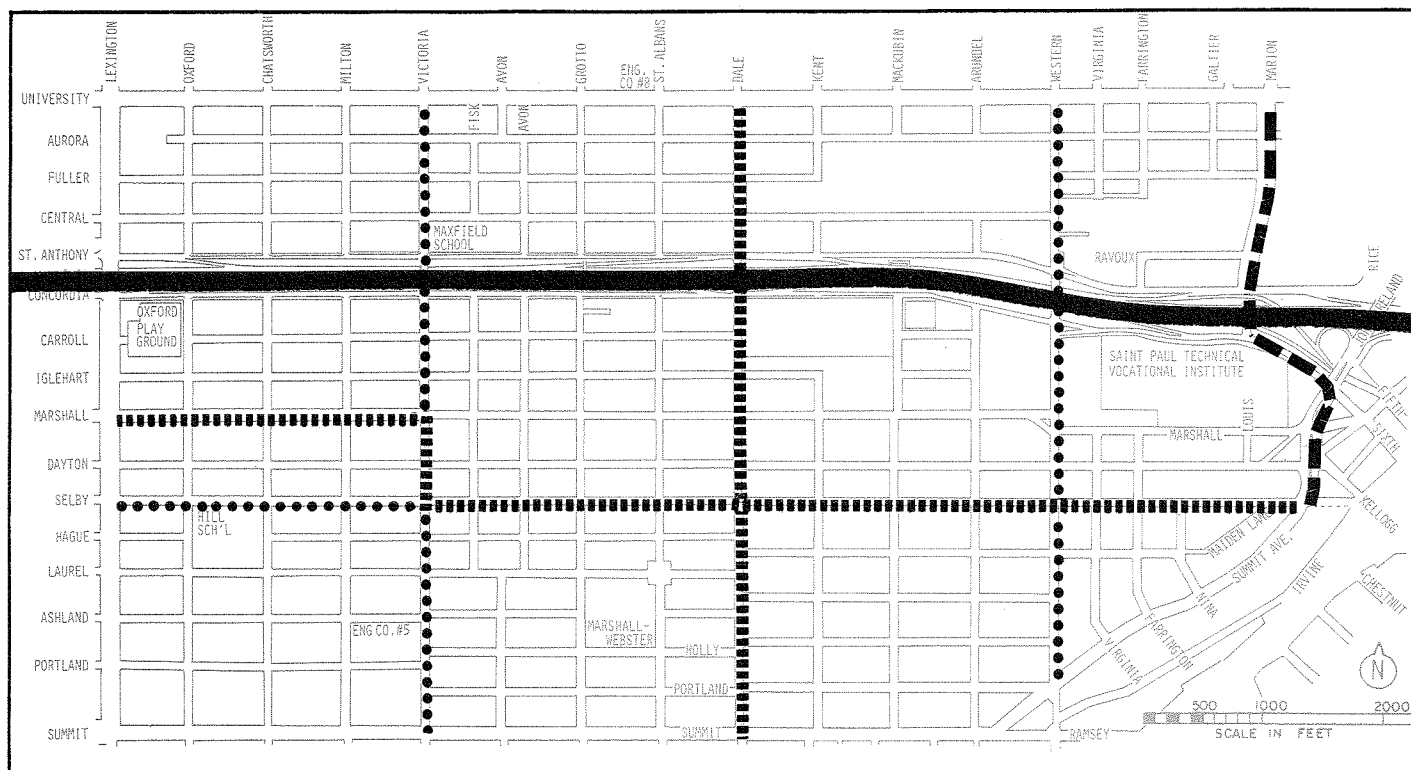
Most streets in Summit-University are paved. Figure F shows unpaved streets and gives the priorities for a series of projects to complete street paving. Older sections of sidewalk are six feet wide, newer sections are five feet. The Public Works Department replaces sidewalks in the district as necessary.

39. The sidewalks along one block face should be a uniform width. Repairs should be made so the new section is the same width as the older section.

Figure F Street Paving Priorities



**Figure G Street and Highway Plan**



**Existing Construction**

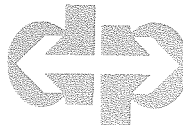
- Principal Arterial
- Minor Arterial Level A
- Minor Arterial Level A
- Collector

**Traffic Volume**

The planned access to and from Control Data's World Distribution Center may create problems with vehicles turning left from Dale into the facility and with left-turning vehicles trying to leave the facility to go south on Dale.

40. The Police Department and the Traffic Section of the Public Works Department should monitor traffic patterns at the Control Data site and should work with the District 8 Council to find solutions for problems that may arise.

Figure G shows the street classification from the city's Street and Highway Plan. Through-traffic is a problem on residential east-west streets. Local streets should be treated in such a way as to increase their residential character and use. Alternative design for local streets can create more parking or play space.



### Retain Rental Units for Low-Moderate Income Families

According to Polk Data, between 1973 and 1978 the number of housing units decreased 11.9%. The causes of this decrease are demolition, condominium conversion and deconversion (e.g., a ten unit rooming house is rehabilitated as a single family home). By comparison, the citywide units decreased 6% and the southeast part of District 8 decreased 16.9% in the same years.

It is becoming increasingly difficult for families with children to find affordable rental units. Many landlords do not rent at all to people with children.



The district wishes to encourage the continued existence of private rental units which are within HUD occupancy standards (not more than one person per room).

35. The District 8 Council should request that the state consider using tax penalties as a tool that would discourage landlords from discriminating against households with children.

36. District 8 Council should request the state to amend its human rights law to protect families with children from housing discrimination.

37. The city should support and encourage the use of substantial rehabilitation under the Section 8 program in order to ensure that some good quality rental units will continue to be available to low and moderate income renting households. For example, the vacant buildings to the north and east of Marshall-Webster Magnet School should be rehabilitated as subsidized rental units.

### TRANSPORTATION

#### Objectives

A. To improve street and sidewalk surfaces.

B. To retain the main through-streets as designated in the city Street and Highway Plan and discourage through-traffic on local streets.

C. To improve bus service through the district.

D. To improve transportation services for the elderly.

#### Streets and Sidewalks

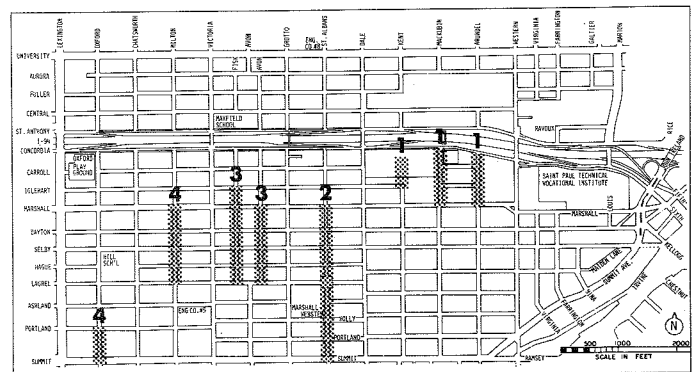
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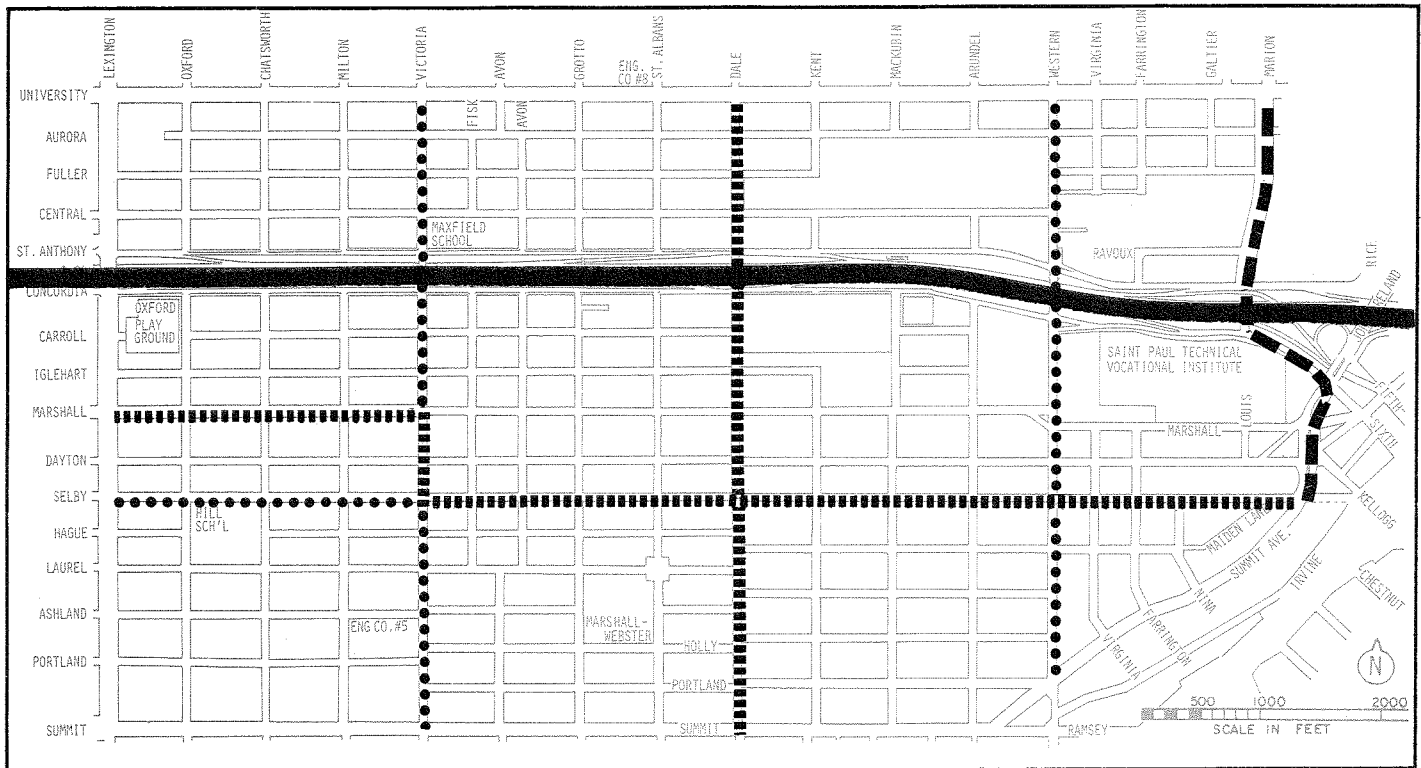
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Figure F Street Paving Priorities









**Figure G Street and Highway Plan**



**Existing Construction**

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-  Minor Arterial Level A
-  Minor Arterial Level A
-  Collector

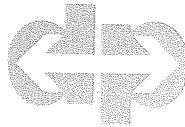
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41. *The District 8 Council should work with block clubs and the Public Works Department to determine ways to increase the residential character of local streets.*

#### **Bus Service**

While bus service through District 8 is good going east and west, north-south service is inadequate. Presently the Number 6 line on Dale Street is the only north-south link. It runs only every 40 minutes. It does not run at all in the evenings. Improved bus service on Dale might reduce traffic around the new Control Data facility.

42. *The District 8 Council, in conjunction with District 7, should lobby the MTC to increase the number of buses and hours of service on the Dale Street route.*

According to the MTC schedule, there is an 8-10 minute wait between buses during the morning rush hour going to downtown St. Paul and a 6-8 minute wait leaving downtown in the evening. But the schedule is not dependable. The actual wait can be from 6-20 minutes. In addition, as of November 1978, the frequency of bus service at night and on weekends has been cut in half. While these are off-peak hours, it makes it even more difficult for those without access to an automobile to get where they need to go.

43. *The District 8 Council, in cooperation with District 13 and concerned groups, should encourage the MTC to re-establish: (a) a 6-8 minute wait between buses at rush hours; and (b) full night-time and weekend service.*

Why do buses bunch up? Two or three come within minutes of each other and then there is a long wait. This is more of a problem on Selby than on University. The MTC suggests stopping at alternate corners rather than at every corner to improve this situation. Other alternatives such as two-way radios for bus drivers have also been suggested.

44. *The District 8 Council and other affected districts should work with the MTC and examine all the alternatives to find the best way to improve bus headways with the least reduction of service.*

A person can get very cold waiting for a bus. More bus shelters would help but the MTC cannot afford to provide many.

45. *The district council should support the proposal to allow bus shelters with non-garish advertising to be built on public sidewalks by private companies at business corners along Selby and University. The MTC shelters presently on these corners could then be moved to other locations within the district. In addition, new construction or remodeling of businesses at corners along these streets should include built-in bus shelters.*

#### **Transportation for the Elderly**

Three of the four housing projects for elderly persons in the district (Central, Ravoux and Redeemers Arms) are located at least five blocks away from a major bus line. This makes it hard for residents to get around on their own for both shopping and recreation.

46. *The elderly residences could provide small convenience stores within the high-rise run by and for the residents. This possibly should be explored by residents, staff and senior citizen groups.*

47. *A social service agency within the district should take an inventory of vans and buses "living" in the district. Some of these might be available at times to transport elderly residents to recreation centers, shopping, etc.*

#### **URBAN DESIGN**

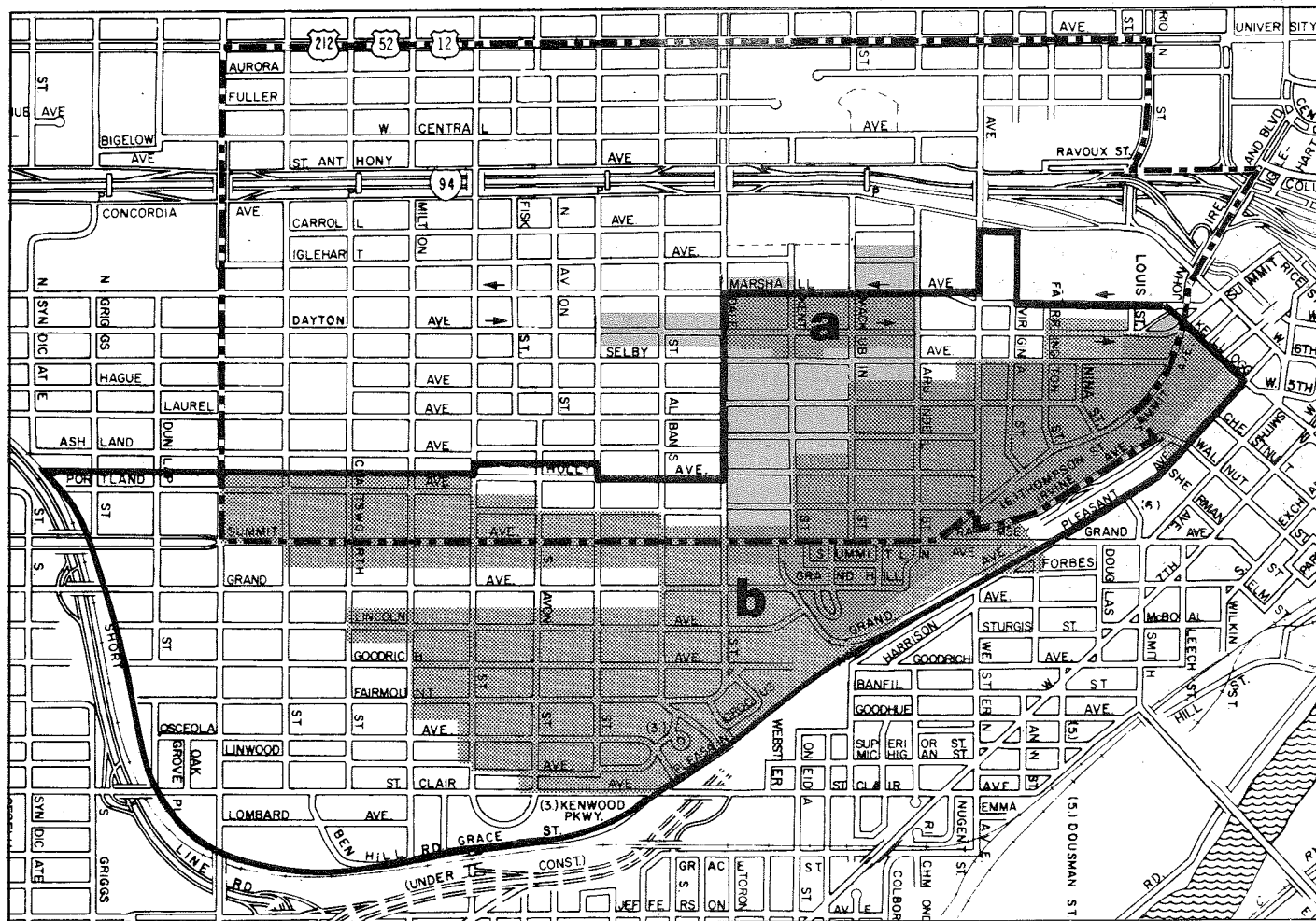
##### **Objectives**





A. To recognize the district's historic areas and develop preservation programs suited to both the buildings and their owners.

B. To improve the image of Selby and University Avenues.

C. To retain and improve the character of residential streets.

Figure H Historic Districts



-  City's Historic Hill Heritage Preservation District
-  State Historic District
-  National Historic Districts
  - a. Woodland Park
  - b. Historic Hill
-  District 8 Boundaries

#### Historic Sites

Figure H shows the state and national historic districts. It also shows the Historic Hill District now being proposed by the St. Paul Heritage Preservation Commission. Parts of District 8's history have received much attention. Other areas and groups have received little attention. The various histories or research in Summit Avenue have been promoted by residents who have researched their heritage or the history of their homes and neighborhoods.

The St. Paul Heritage Preservation Commission has also researched sites or districts within Summit-University. Most of this research has been initiated at the request of residents or organizations within District 8. The Heritage Commission recommends buildings or districts to the City Council for historic designation. The Commission writes a preservation program for the site. It defines what is important about the site or dis-



trict and how these important elements should be protected.

Presently, the Heritage Preservation Commission is proposing an Historic Hill District. The preservation program is a set of guidelines for new construction or changes to existing structures.



48. *The district should enlist the help of the history departments at local colleges and the HPC to encourage research in such areas of District 8 history as: minority history, churches and synagogues, and neighborhood development in the northern and western areas of the district. This research would increase public knowledge and provide the basis for designation of historic sites and districts.*

49. *District 8 should work with the HPC to designate historic districts in Summit-University.*

50. *The HPC should work with property owners within the area to develop a preservation plan. The District Council should have an opportunity to review a preservation program before final HPC action.*

#### **Selby and University Avenue Design**

Non-profit organizations have detailed proposals for improving these commercial streets. In addition, the Selby Task Force of the District 8 Council has been working on a plan for the publicly-owned property along Selby. There is presently a large percentage of vacant property along the street which presents a golden opportunity to create an attractive commercial-residential mix of development.

51. *The Selby Task Force of the District 8 Council should continue to work closely with the city and private developers in designing Selby Avenue to be in keeping with the Old Town Restorations study.*

In 1976 the University Avenue Development Corporation (UADC) published an urban design plan. It



covered the two miles between the Capitol and Midway. It recommends that unnecessary signs be removed and that businessmen enhance the appearance of their buildings. The plan is already being implemented by the individual property owners.

52. *The District 8 Council should work closely with District 7 and encourage the University Avenue Development Corporation to continue their present activity and expand their ideas for improving the design of the area along University Avenue which should be coordinated with University Avenue west of the UADC.*

53. *Residential uses along Aurora should be protected and buffered from the commercial uses fronting University Avenue to the north.*

#### **Green Light Standards**

The old green light standards are pretty both day and night. They contribute to the character of the district.

54. *The city should maintain the old light fixtures. For energy conservation, their conversion to high pressure sodium vapor lights is permitted.*

57. The city and the school board should complete tree and other vegetation plantings around school sites, especially Hill and Technical-Vocational Institute.

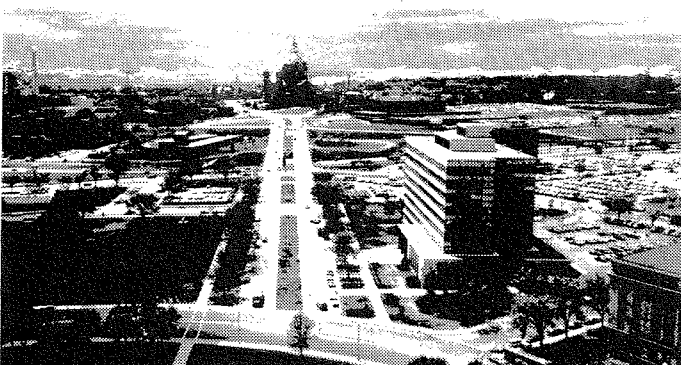
58. The city should encourage the Minnesota Department of Transportation to increase plantings in the I-94 right-of-way and along St. Anthony and Concordia Avenues.

59. The city should complete reforestation of boulevards in District 8.

#### **Landscaping Publicly-Owned Land**

Landscaping is an important way to improve the overall look of an area. The city, the state and the school district all have opportunities to improve the appearance of District 8. Many trees in District 8 have been lost to Dutch Elm disease in the last few years, giving some areas a harsh look and making the loss of shade during the hot summer months an energy problem.

56. The city should complete plantings along John Ireland Boulevard between the Capitol and the Cathedral.



55. New street lights should be compatible with the street's character. The Public Works Department, the affected residents and the District 8 Council should agree on what is compatible before the project begins.

## **PUBLIC UTILITIES**

### **Objectives**

A. To initiate proposals for capital improvement funding each year.

B. To install relief sewers in Subdistrict F (the southeastern section of the district).

### **Capital Improvement Projects**

The Capital Improvement Budgeting Process is the procedure the city uses to decide what the city should build each year. Districts and agencies throughout the city submit proposals. Only the top priorities will be funded in any given year.

60. The District 8 Council should pursue funding for those public projects which will help to implement the District 8 Plan. Capital improvement proposals should be discussed annually and in a timely manner.

### **Relief Sewers in Subdistrict F**

Relief sewers have been put in the streets throughout most of the district. The exception is the southeastern part. Relief sewers, in effect, separate the storm sewer system from the sanitary sewer system and eliminate the treating of storm water runoff.

61. The District 8 Council should work with the Public Works Department to schedule the completion of the Portland-Western sewer and the Oakland-Kent sewer in the southeastern part of the district (Subdistrict F).

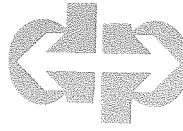
### **Trash Collection**

Property owners and residents are responsible for proper storage of waste before it is collected. However, St. Paul does not have mandatory collection. Trash was a major blighting influence in District 8.

Rehabilitation is likely to result in a cleaner environment. However, trash accumulates during reconstruction which sometimes lasts for years.

62. District 8 Council should support mandatory weekly trash pickups. Until a city decision is reached, the District 8 Council should encourage block clubs to hire a single trash hauler for each block or group of blocks.

63. The District 8 Council should participate in the annual St. Paul clean-up week in late April by distributing information and special assistance to Summit-University residents. Block clubs can play an important role in heavy trash pickup several times a year.



64. Dogs running loose are a threat to pedestrians and bicyclists. District 8 Council should encourage: (a) residents to keep their dogs leashed or penned; and (b) the city to improve its enforcement of existing leash laws.

#### **VACANT LAND Objectives**

A. To avoid property standing vacant for years--a neighborhood eyesore.

B. To encourage appropriate development on vacant parcels (about 100 acres in District 8).

#### **Ongoing Vacancies**

A vacant lot or building owned by an absentee landlord is likely to be poorly maintained. There is a state law which disallows tax deductions for substandard property. There are also city ordinances which can be used to assure that property is maintained. Presently it takes seven years of delinquent taxes before the public acquires a property. If there is a building on the land, it is usually too deteriorated by this time for anything but demolition. If the public acquires a building through condemnation, it is also likely to be torn down. Alternative ways to acquire tax delinquent property must be explored.

65. The District 8 Council should work with the City Attorney and City Council to study alternative methods of preventing vacant tax delinquent buildings from deteriorating beyond repair. Some alternatives meriting further study are: (a) a minimum maintenance ordinance that would allow the city to make repairs that owners will not and then collect payment from the owners; (b) a reduction in the amount of time a property may be tax delinquent; (c) an ordinance which would allow the city to condemn and purchase vacant buildings and then resell them to the private sector for the value of the land only; and (d) eliminate the monthly boarded buildings fee on vacant buildings, which increases the cost of purchase for someone interested in putting the property to good use.

66. The District 8 Council should encourage government officials to enforce the state law forbidding tax deductions on substandard property.

67. The District 8 Council should call for strict enforcement of property laws and ordinances relating to vacant buildings.

#### **Encourage Development**

It can be difficult to sort out the regulations for developing vacant land. The National Register, State Historical Society, Heritage Preservation Commission and neighborhood review are all involved. Each agency has its own set of guidelines for construction and demolition. District 8 has developed guidelines for developing publicly-owned land through its Land Use Task Force and its Selby Avenue Task Force.

68. Vacant publicly-owned residential land should be developed in accordance with the recommendations of the District 8 Land Use Task Force.

69. Vacant publicly-owned land on Selby Avenue should be developed in accordance with the Selby Avenue Task Force recommendations.



70. The District 8 Council should inform private owners of vacant land of guidelines which pertain to their property.

71. The District 8 Council should encourage any developer to inform them of new construction or reuse of land within Summit-University.

## SOCIAL PLAN

### HUMAN SERVICES

A broad range of human services are located in District 8. The challenges are coordination of programs and better use of existing facilities.

#### Objectives

A. Better communication between District 8 and human service agencies.

B. To assist the social service agencies within the district to find new funding sources as this becomes necessary.

C. To achieve greater coordination of human services by existing service providers.

#### Participation by Social Service Recipients

The elderly, people receiving welfare and group home residents, as well as the staff that serves these groups form a significant part of Summit-University's population. Their needs and concerns should be taken into account by the District 8 Council when decisions are being made.

*72. The District 8 Council should initiate and maintain contact with the numerous social service agencies and residences within the district so that their input can be used in the decision-making process.*

#### Funding of Human Services

It is the city's policy to get out of the business of providing human services. City funding to programs serving District 8 is being phased out and new sources of funding must be found to maintain the level of service the district presently enjoys.

*73. The District Council should encourage human service providers to search out information on alternative funding for human services in the district.*

#### Human Services Coordination

The wide array of human services available to Summit-University residents can be confusing. Some people or needs may be overlooked. In addition, as the neighborhood's population changes, the needs of the people who live there may also change.

*74. The city should conduct a "resources" assessment to identify all human service agencies and programs in the district.*

*75. The city should conduct a needs assessment as a basis for coordinating agencies and programs and for determining what additional programs may be needed (or what programs may no longer be needed).*

*76. City Planning staff should annually present to the district council the latest demographic features published by the city, state and federal governments. This will improve our knowledge of the district and help us determine if changes in human services programs are warranted.*

### HEALTH

#### Objectives

A. To support the existing health care facilities and programs in District 8.

B. To provide health education to all sectors of the population.

#### Support Existing Facilities

Public health in District 8 has improved in the last few years but it is still a problem. Infant mortality is one-and-a-half times the city rate. The incidence of venereal disease and illegitimate births are much higher than in the city as a whole.

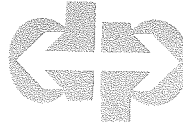
District 8 has two health care facilities, the Model Cities Health Center and Clinic and the American Indian Movement Health Clinic and Outreach program. The Model Cities Health Clinic is currently overrun with patients and needs additional space.

*77. The District 8 Council should continue to assist in the effort to find alternative and permanent funding sources for the district's health care programs.*

#### Health Screening and Immunization

The statewide Early Periodic Screening Program is an important addition to the district's health care resources. Cooperating with schools, it focuses on identifying health problems in children and promoting early treatment. Immunizations are also an important aspect of preventive medicine.

*78. The District Council should support the continuance of the Early Periodic Screening Program as well as the immunization program and offer its help should these programs ever be in danger of ending.*



### Information and Education

Both the Model Cities Health Clinic and the AIM Health Clinic have outreach programs to provide information to district residents. When funding becomes precarious, however, these kinds of programs are often among the first to be cut. Birth control information is greatly needed. In 1975, 58% of births in the district were out-of-wedlock, compared to 19% citywide. There is also a lack of information regarding good nutrition among households within the district.

*79. The District 8 Council should support the outreach information programs of the clinics and work with them to expand these programs.*

### PUBLIC SAFETY

#### Objectives

A. To continue existing public safety programs and increase community involvement.

B. To decrease the incidence of juvenile delinquency.

C. To seek more effective enforcement of laws against public nuisances, vice, or other community crime concerns.

D. To make major intersections in the district safer.

#### Continue Existing Programs

The crime rate in Summit-University is lower than in past years. The efforts of the Summit-University Crime Prevention Council and the B5 Police Team are working on crime prevention. However, in District 8 the rate for crimes against persons or property (homicide, rape, robbery, aggravated assault, burglary, larceny and auto theft) is still higher than the city rate.

The Criminal Justice Coordinating Council has a public safety plan. It has been approved by the City Council. Policies include: (1) security and safety features as allowable expenditures for the various loan and grant programs administered by the city; (2) an ordinance requiring minimum strength deadbolt locks in all multi-family housing units; (3) adoption of the security ordinance of the State Building Code into the City Building Code by ordinance; and (4) safety information (locks on doors and windows, smoke detectors) as part of the truth-in-housing program when it is implemented by the city.

The Criminal Justice Coordinating Council is initiating a program which will utilize the

District Councils, the Police Department and the Fire Department. Each district would receive resources in the form of printed materials, training and staff for organizing and supervising activities based on crime rates, risk rates and population characteristics. These resources would be used to implement individually-developed public safety/crime prevention projects.

*80. The District Council should encourage the city and the School Board to expand the Police and Fire Departments' educational programs in elementary and secondary schools.*

*81. The District 8 Council and the Summit-University Crime Prevention Council should work together to develop a program for participating in the Criminal Justice Coordinating Council's crime prevention efforts.*

*82. The District 8 Council should encourage the organization of block clubs for crime prevention and other concerns which are common to neighborhood residents.*

*83. The District 8 Council should urge realtors to inform new residents of fire and crime prevention programs.*

#### Juvenile Delinquency

Between 1975 and 1977, the number of juvenile arrests on a citywide rate grew by 14%, while in District 8 it fell 23%. The figures for 1978 show a continued decline. However, juvenile crime continues to be a problem in the district, especially in the western half.

*84. The District 8 Council should cooperate with the various youth-oriented groups in the community to support recreational and employment programs which can help juveniles find something more constructive to do than crime.*

#### Unsafe Intersections

In 1978, there were seven intersections in the Summit-University area with accident rates of over 2.0. These intersections are:

Dale-Selby	3.8	Lexington-St. Anthony	2.7
Dale-Marshall	4.7	Lexington-Marshall	2.5
Dale-Dayton	2.1	Lexington-University	2.9
Dale-University	3.9		

An accident rate of over 2.0 calls for a closer examination of the accident reports, according to the Public Works Department.



85. *The District 8 Council should request the Public Works Department to study the accidents at these seven intersections and recommend corrective measures.*

## **EDUCATION**

### **Objectives**

The objectives are the primary ingredient of the education section of this plan. They are an on-the-record statement of what the residents who participated in the district plan process think should happen regarding the education of their children.

A. To provide a well-rounded education for every child in District 8.

B. To develop an after-school program which will: (1) attract minority students, (2) help to better integrate the school with the neighborhood through joint use and cooperative projects; and (3) attract 8-14 year-olds (particularly awkward ages).

C. To complete the Marshall-Webster playground/park project.

D. To provide more play opportunities at Maxfield.

E. To provide an opportunity for the District 8 Council to review and comment on desegregation proposals prior to final adoption by the School Board.

F. To provide the District 8 Council with an opportunity to explore alternatives to the considerable busing of students from Summit-University to schools outside the district, especially in cases where students bus to several different schools for different courses every day.

G. To work with the school district when changes to schools within the district are planned.

H. To provide additional evening and adult education programs within the district which teach skills leading to reasonably-paying jobs.

I. To explore ways to encourage Central High seniors to finish high school.

J. To develop a closer relationship between the Vocational Technical Institute and the community.

K. To increase awareness of minority history in St. Paul.

86. *District representatives should work with school officials to find a way for the neighborhood to develop proposals within the school district which will meet our educational objectives.*

87. *The district should work with the schools to encourage strong PTAs which can work more effectively to achieve the neighborhood's objectives.*

88. *District 8 should work with Technical Vocational Institute to make its part-time and evening programs more available to neighborhood residents.*

## **PARKS AND RECREATION**

### **Objectives**

A. To improve and maintain the existing public open space.

B. To develop additional open space when needed.

C. To make the right-of-way along Lexington Parkway serve as more of a public resource.

D. To provide appropriate recreation programs for families, teenagers, working adults and senior citizens at times and places accessible to them.

### **Improve and Maintain Existing Facilities**

There is a lack of money for both park maintenance and recreation programs. In the past ten years, the city's park maintenance staff has been reduced by 50%. It is imperative that the District Council and the Parks Division work closely together to make the best use of the staff and funds that are available. Litter and broken glass make some of the parks unattractive and unsafe. Part of this problem may be that many of the smaller parcels of public open space seem to be little more than a vacant lot or a traffic island. Creating an identity for these parks and a sense of ownership among the residents would help to reduce the litter problem and ease the maintenance demands on the Parks Division.

89. *The Parks and Recreation Division should work with the District Council and concerned neighbors to develop citywide maintenance priorities. The District Council should then insist on that standard being met in Summit-University.*





90. Holcombe traffic circle should be reestablished. The space gained by blocking off the streets that run through the circle should be used as a passive mini-park. Grass and a bench should be provided.

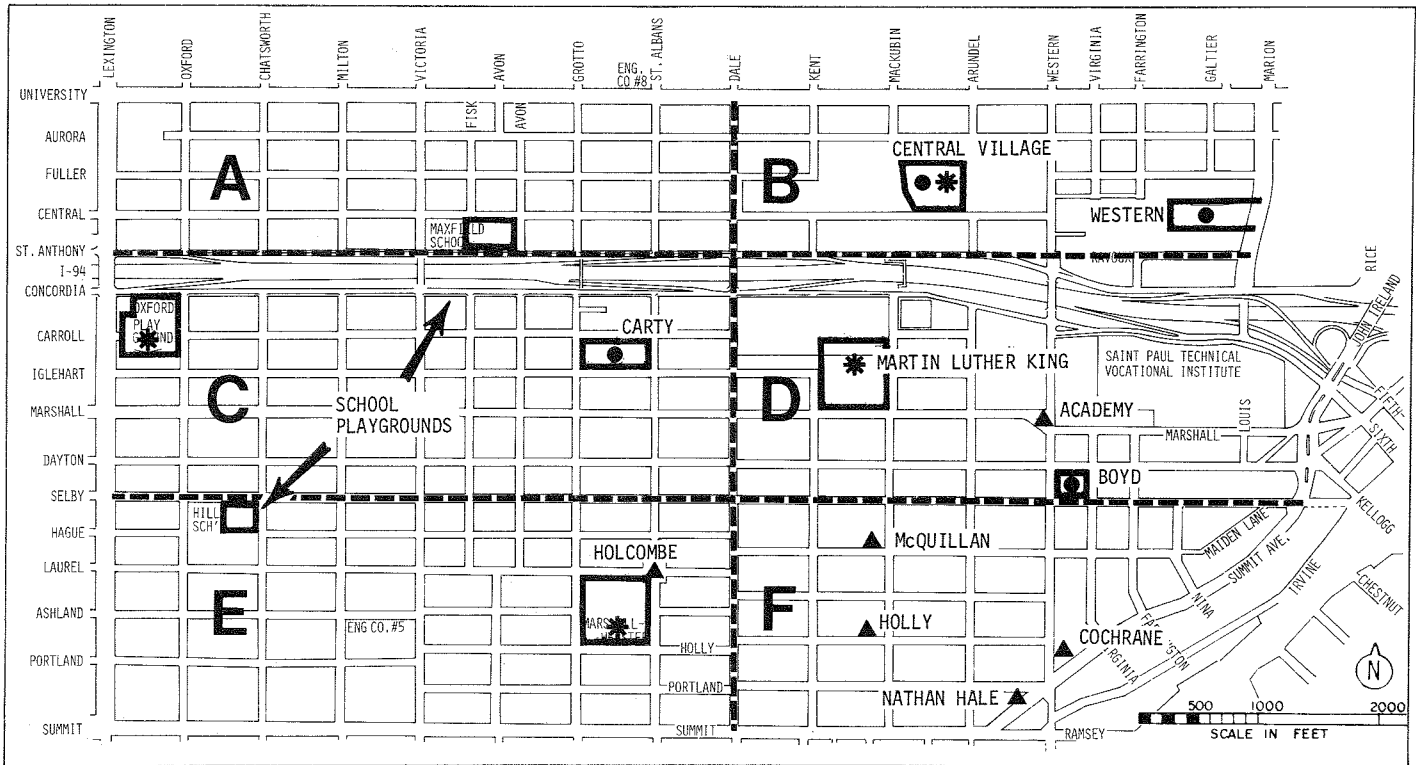
91. The District 8 Council should work with the Parks Division and interested neighbors to provide each park with a name sign.

92. Every park should have at least one trash receptacle.

#### Needs Assessment for New and Existing Facilities

Public parks and open space within District 8 are shown in Figure I. There is no park land in Subdistrict A. Although there is some programming out of Maxfield School, there are no facilities for active recreation. Recreation facilities in Subdistrict F are incomplete, and the amount of park land is relatively small. Western Park in Subdistrict B could be upgraded to provide more recreational options for the district. The city is proposing to locate two citywide facilities, shuffleboard courts and a horseshoe court, at Western Park. With the completion of Summit Place, the demand for additional active park space in Subdistrict D will increase.

Figure I Existing Parks

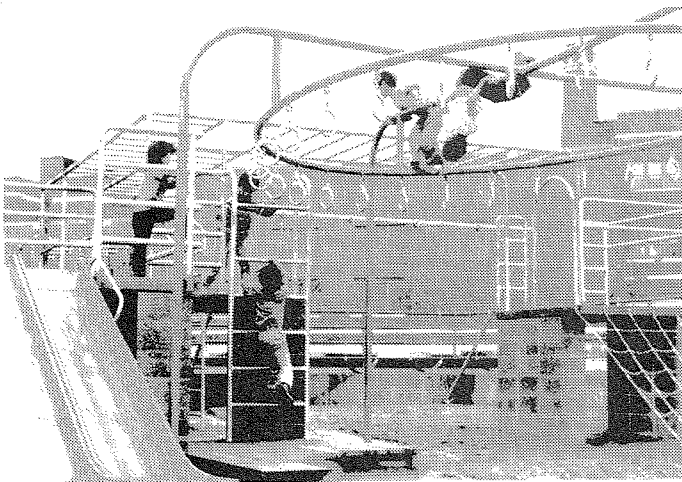


Subdistrict	Number of Small Parcels (under 1 acre)▲	Number of Parks ●	Number of Playgrounds *	Acres of Open Space
A	-	-	-	0
B	-	2	1	7.5
C	-	1	1	8.1
D	2	1	1	6.8
E	1	-	1	4.8
F	4	-	-	2.0
				29.2

93. The District Council should work with the city and the School Board to expand the recreation programming out of Maxfield School. The specific kinds of programs and equipment needed can be identified by the needs assessment.

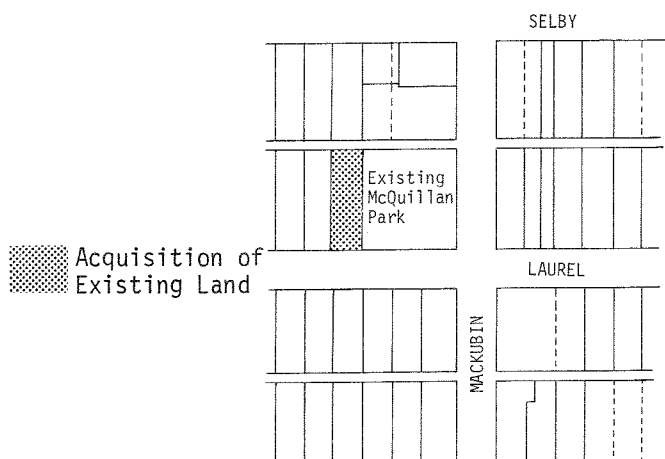
94. The district should work closely with the Parks Division to assure proper implementation of improvements for Western Park including, but not limited to, the addition of the shuffleboard and horseshoe courts.

95. The District Council should work closely with the Parks Division to assure proper implementation of the Holly Tot Lot improvements.



96. The District Council should work closely with the Parks Division to expand McQuillan Playground slightly to the west to create additional passive recreation space. The District Council should work closely with adjoining neighbors to decide on detailed improvements (see Figure J).

**Figure J Proposed McQuillan Expansion**



97. Limited play facilities should be developed at Boyd Park, when the need becomes apparent. These facilities should be compatible with the park's passive use by elderly residents.

98. The Marshall-Webster Playground should be completed as planned.

### Lexington Parkway

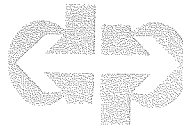
In 1906, the city acquired a broad right-of-way between Summit Avenue and Lake Como for a Lexington Parkway. Instead of building the street with median strips as had been done along Summit Avenue, the right-of-way consists of wide green boulevards and there is additional right-of-way on the far side of the sidewalks. The general appearance of the parkway is that of homes with large lots and deep setbacks, rather than that of public space. Since the public maintains this right-of-way, the public should derive greater benefit from it.

99. The District 8 Council should discuss various possibilities for using the right-of-way along Lexington Parkway with the Parks Division and other districts bordering the parkway. Bikeways and improved landscaping are possibilities to be discussed.

### Appropriate Programs

The recreation centers at Oxford and Martin Luther King have a variety of programs. They are open for programming from 2-10 p.m. Because of budget constraints, an increase in weekend programming would require the adjustment of hours during the week. Presently, the demand for weekend programming is largely unknown. Senior citizen groups have said they want more weekend programming. The needs assessment will determine which other groups would utilize programs at various times and also which kinds of programs would be most attractive to the various groups.

The Parks Division is not alone in providing recreational opportunities for residents of District 8. Churches, schools, teen centers and the various arts providers also provide programs. Often, however, these programs are geared to a specific age group rather than to the entire family.



100. *The District 8 Council should work with the Parks Division to coordinate hours of operation and programs offered with the results of the needs assessment to assure the most effective use of the resources available.*

101. *The District Council should encourage other recreational organizations, arts providers, churches, etc. to provide family oriented recreational opportunities.*

### **THE ARTS**

#### **Objectives**

A. To develop an arts program for Summit-University.

B. To encourage increased community involvement in arts programs and to more closely relate the arts to the lifestyles of Summit-University residents.

#### **Arts Program**

Various arts organizations are based in District 8. In addition, Community Programs in the Arts and Sciences (COMPAS) operates programs throughout the district, i.e., craft classes, poetry in the schools, etc. They are currently planning to sponsor a special arts program with an affiliate artist in District 8. Using these resources and the results of the needs assessment recommended in the Human Services Section, demand for various different kinds of programming can be determined.

102. *The District 8 Council and the various arts providers should work together on a comprehensive arts program for Summit-University.*

#### **Community Involvement**

Summit-University is a culturally diverse district. This creates opportunities for a wide variety of events. For example, the Hallie Q. Brown Community Center is celebrating its 50th anniversary in 1979. Increasing the number of social events in the community would add to the quality of life in the district.



103. *The District 8 Council should help sponsor and/or organize special arts events, such as music in the parks and street dances.*

### **LIBRARIES**

#### **Objectives**

A. To maintain and improve library service in Summit-University.

B. To encourage increased community involvement in and use of the library system.

#### **Library Programs**

The St. Paul Public Library operates the Lexington Branch Library in the northeast corner of District 8. That branch serves most of District 8 as well as parts of District 7, 11, 13 and 6. The library service there has been well used by District 8 residents. However, it is a considerable distance away from the southeastern portion of the district. That part of District 8 is within the service area of the central library, downtown. There are also a number of bookmobile stops within District 8 which greatly help to improve resident contact with library services. The library system is now developing a master plan to give library improvements.

104. *The present branch library and bookmobile services should be maintained in District 8.*

105. *District 8 Council should encourage resident involvement in the library's master plan now being developed.*

## ECONOMIC PLAN

### EMPLOYMENT

#### Objectives

- A.To develop a unified effort by employers toward improving the job opportunities for residents.
- B.To help to make job training programs leading to well paying jobs more available.
- C.To encourage true and meaningful affirmative action.
- D.To continue to support St. Paul's Manpower Programs Division, especially in the area of employment opportunities for youth.

#### Improving Job Opportunities

There is a need for more job opportunities for area residents. The estimated unemployment rate in District 8 for 1977 is 8.6%. It is an area of substantial unemployment. (Substantial unemployment is defined as over 6.5%.) Current figures for the city as a whole show an unemployment rate of under 4%. There is also a need for more economic development, especially in the central portions of the district. Solving one of these problems could aid in solving the other.

*106.The District 8 Council should encourage business interests to create programs to create job opportunities for district residents.*

*107.The District 8 Council should support the increasing number of employers in the community in order to work together to share the following types of improvement: (a) establish a mini-bus or shared ride system so employment is accessible to those without a car; and (b) establish more part-time or shared jobs, especially for the elderly, students and housewives.*

#### Job Training Programs

Unemployment is often the result of a lack of marketable skills. Comprehensive Employment and Training Act (CETA) funds have been cut back, and this is a loss, even though many CETA positions have not taught job skills leading to permanent employment. One option to improve this situation would be an apprentice-type program.

*108.The District 8 Council should work with the Chamber of Commerce to explore the possibility of the state and federal government establishing either tax incentives or subsidies to small businesses with job training programs for area residents.*

#### Affirmative Action

Complying with affirmative action guidelines enables businesses to receive government contracts. This creates an opportunity for small businesses to expand and increases the attractiveness of hiring minorities and women.

*109.The District 8 Council should encourage direct affirmative action. This includes sub-contracts, direct labor and purchase of materials. We do not encourage brokering. Businesses and agencies concerned with employment should explore ways to make potential employees aware of the benefits of complying with affirmative action guidelines.*

#### Saint Paul Manpower Division

The District 8 Council recognizes the excellence of the St. Paul Manpower Programs Division in providing career guidance, information and job referral. The council supports the continuation and maintenance of this division.

### INDUSTRY AND COMMERCE

#### Objectives

- A.To continue planning and implementation of improvements along University and Selby Avenues through a development organization for each area.
- B.To provide adequate off-street parking for Selby Avenue businesses.
- C.To encourage offices or residences above first floor commercial space along Selby Avenue as stated in the Land Use Plan.

#### University and Selby Avenue Improvement

Along both Selby and University we would like to see private business ventures which: (1) create new job opportunities; (2) create incentives to encourage the rehabilitation of existing commercial structures; (3) encourage area residents to establish businesses in the area; and (4) improve the street's commercial viability.



The University Avenue Development Council is an organization which is improving the street. As a Local Development Corporation (LDC), it makes University businesses eligible for low interest loans from the Small Business Administration. The Selby District Commercial Club has been less active in recent years.



District 8 needs more jobs for its residents and also more commercial activity. With a market mix study, the district can go about locating people to start those enterprises. There are many vacant commercial buildings along Selby Avenue which could be adapted to new business ventures. St. Paul's Economic Development Division and HELP Development Corporation can provide assistance to those who are interested in starting a business. Some light industry along Selby Avenue is acceptable but only if it is labor-intensive and sensitive to the environment and surrounding land uses. The benefit of more commercial or light industrial activity would be greater if area residents started the new businesses rather than people who would take their profits out of the area.

110. The District Council should seek to establish better communication and a working relationship with University businesses through the University Avenue Development Council.

111. The District 8 Council should work with the Department of Planning and Economic Development to develop an economic revitalization program for Selby Avenue. This program would consist of coordination of development plans, feasibility studies and financial packages to encourage business improvement.

112. A Local Development Corporation should be operating on Selby Avenue.

113. The district should request that the city conduct a market mix study to see what kinds of commercial development would best serve the neighborhood.

114. The district should continue to work with the city, the Selby District Commercial Club and HELP Development Corporation on Selby Avenue redevelopment. The effort to encourage a bank to locate there should receive continued support.

115. The District Council should urge the city to publicize information about the financial and technical assistance which is available for potential businesses in the district.

#### **Off-Street Parking**

The Zoning Ordinance requires a large amount of off-street parking for new development. It does not help to solve the parking problems of existing businesses. Additional off-street parking is needed along Selby Avenue, and the publicly-owned vacant land is a potential source. However, the city is divesting itself of this land. A parking study is needed to determine where and how much land should be reserved for off-street parking. This study must take into account the density pattern mentioned in the Land Use Plan as well as the plans put forth by the Selby Avenue Task Force and the Old Town Restorations Study.

116. To make sure that enough land is set aside for off-street parking, the District 8 Council should immediately request that the city study parking needs and make recommendations before all publicly-owned land on Selby Avenue is sold.